

**AMENDED AGENDA
REGULAR MEETING
BROOKFIELD ZONING BOARD OF APPEALS
Monday, August 6, 2012- 7:00 p.m.
MEETING ROOM 133 – TOWN HALL 100 POCONO RD**

1. Convene meeting
2. Review Minutes - 7/9/12
3. Review Correspondence:
 - a. **Minutes of other Boards and Commissions: Zoning Commission** 6/28/12, 7/12/12; **Inland Wetlands Commission** 6/25/12, 7/7/12 special, 7/9/12; **Planning Commission** 7/19/12; **Zoning Sub-Committee**
 - b. **Building Inspectors: July 2012 Issue**
 - c. **Ct Federation of Planning & Zoning Agencies Quarterly Newsletter: Summer 2012**
 - d. **Citation: Affiliated Realty, LLC VS Brookfield Zoning Board of Appeals, Inland Wetland Commission, Zoning Commission, Alice Dew (Zoning Enforcement Officer), Katherine Daniel (Wetland Enforcement Officer), Brianna Marciniak and Matthew Marciniak – dated 7/27/12**
4. **PUBLIC HEARINGS – 7:00 p.m.**
 - a. **273 Whisconier Road (Brookfield Craft Center) #201200581: Variance requested - §242-306C(2)(a) – 10’ structure to center of road, §242-306F(2) – extra roadside sign** (*ph close date 9/10/12*)
 1. Attachment 1: Drawing of Craft Center Sign handed into Land Use 6/28/12
 2. Attachment 2: Copy of Zoning Regulations pertaining to signs location
 3. Attachment 3: Copy of Roadside sign Regulation
 4. Attachment 4: Photographs of current signs for Craft Center
 5. Attachment 5: Memo from Alice Dew, ZEO, to Brookfield Craft Center dated 3/13/12 Re: Signs at 273 Whisconier Road for Craft Center.
 - b. **1 High Ridge Rd #201200579: Appeal of enforcement decisions made by Zoning Commission / ZEO on the following files** (*ph close date 9/10/12*)
 1. File #201200372:
 2. File #201200370:
 3. File #201200374:
 4. 22 Beech Tree Road – Complaint – File #201200536:
 - c. **51 Candlewood Shores Rd. #201200621: Variance requested - §242-402A – 4’ structure to center of road for front steps** (*ph close date 9/10/12*)
 1. Drawing titled “Proposed Front Elevation” handed into Land Use 7/17/12
 2. Drawing titled “Proposed Left Elevation” handed into Land Use 7/17/12
 3. Letter from Nancy Caron, 49 Candlewood Shores Rd to Zoning Board of Appeals dated 7/12/12 Re: 51 Candlewood Shores Rd Application (*includes signatures of other neighborhood residents*)
 - d. **366 Federal Road (Healthy Weighs, LLC) #201200631: Variance requested - §242-305C(1) – Two (2) existing spaces abutting Old New Milford Rd are not contiguous to a drive for Off Street Parking Size & Construction, §242-305C(3) – Two (2) existing spaces abutting Old New Milford Rd are not contiguous to a**

drive for Ingress/Egress, §242-305C(4) – 6.56’ Aisle Width-South parking area, §242-305C(4) – 17.3’ Aisle Width-North parking area, §242-305C(6) – Allow Parking closer than 25’ to front lot line for Parking Setbacks – 25’ from lot line, §242-305C(6) – 7.97’ Parking Setbacks – 10’ separation strip, §242-305C(10) – No lighting-Existing/Non Conforming for lighting, §242-305G – No Loading (Existing/Non-Conforming) for Loading Areas, §242-306 – 3 Existing/Non-Conforming signs, §242-501 – 12,121.6 sq. ft. lot area, §242-501C(3) – structure in 25’ front yard buffer for Font Yard Buffer, §242-501C(3)(c) – structure in 25’ front yard buffer for Use of Front Yard, §242-501E(1)(b) – 61.41’ for Front Yard Setbacks-Commercial, §242-501J(3)(a) – Reduction in street side landscape buffer for Perimeter landscaped Area-Street Side Buffer, §242-501J(3)(a) – no berm for Perimeter Landscaped Area-Berm, §242-501J(3)(c) – 7.97’ Reduction in building separation strip dimension; Allow structure and overhang in Separation Strip for Building Separation Strips, §242-501J(1)(e)(1) – 5.16’ Reduction in landscaped end islands dimensions; elimination of required end island planting (south end of ex. Building) for Parking Lot Areas-End Islands, §242-602G(3)(g) – 7.56’ for Traffic Access-Driveway Entrance, §242-602G(3)(j) – Two (2) existing access drives, one via Federal Road and one via Old New Milford; Additional access via 2 existing spaces to remain along Old New Milford Road for Traffic Access-Driveway Connection for an addition to the existing building (ph close date 9/10/12)

1. Map titled “Main & Lower Level Floor Plans” prepared by Architecture Design Alliance dated 7/18/12 – drawing #ZBA-1
 - “Second Floor Plan & Elevations” dated 7/18/12 – drawing #ZBA-2
2. Map titled “Property & Topographic Survey” prepared by CCA, LLC dated 5/15/12 – sheet 1 of 1
3. Map titled “Zoning Location Survey” prepared by CCA, LLC dated 7/18/12 – sheet C1
4. Letter from Pastor P. Morgan dated 07/20/12 Re: Notice of Application for Healthy Weighs

5. Tabled Items:

6. New Business:

7. Informal Discussion:

8. Adjourn

*****Next meeting Scheduled for September 10, 2012*****